

Estimated Income by Loan Type

	Low Doc	7(a)	Real Estate
Amount	\$100,000	\$200,000	\$500,000
Term	7 years	10 years	25 years
Rate	P+2.75	P+2.75	P+2.00
Guarantee %	85%	75%	75%
Guarantee	\$85,000	\$150,000	\$375,000
Credit Union	\$15,000	\$50,000	\$125,000
Sale Premium	107	107	107
Premium Income	5,950	10,500	26,250
Servicing @ 1%	850	1,500	3,750
Interest Income	1,163	3,875	9,688
Packaging Fee	500	1,000	1,000
Guarantee Split	213	N/A	N/A
Gross Income	\$8,676	\$16,875	\$40,688
Less: 25 Basis Points	213	375	938
Less 3% COF	450	1,500	3,750
Total Costs	\$663	\$1,875	\$4,688
Net Income	\$8,013	\$15,000	\$36,000
Return	53.42%	30.00%	28.80%

Assumptions

Prime is assumed at 5%

Assumes all loans are sold in secondary market

Return is Net Income divided by Credit Union portion